

School Facility Evaluation Project
Part III - Space Adequacy

School Name: Manyberries Schools
Location: Manyberries

School Code: 6908
Facility Code: 210

Region: South
Jurisdiction: Prairie Rose Regional
Division No. 8

Superintendent: Mr. Keith Jones
Contact Person: Mr. Brian Frey
Telephone: (403) 527-5516

Grades: K - 12

School Capacity: 200

Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1956	1	605.6	Steel post and beam/masonry. Wood roof deck. Terra Cotta Block Cladding.		
Additions/ Expansions	1959	1	855.3	Steel post and beam/masonry. Wood roof deck. Terra Cotta Block Cladding.		
	1968	1	375.7	Steel post and beam/masonry. Wood roof deck. Brick Cladding		
Total Building Area			1836.6			

Evaluator's Name: Alan F. Benson
& Company: CJC Architects Inc.

Upgrading/ Modernization (identify whether minor or major)	1984		141.7	No change.		Library created in 1983 section.
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Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	Nil			None									
<table border="1"> <tr> <td>List of Reports/ Supplementary Information</td> <td colspan="6"> Provided by Jurisdiction: Mini Plans and Fire Alarm annual test report, dated August 9, 1999. </td> </tr> </table>							List of Reports/ Supplementary Information	Provided by Jurisdiction: Mini Plans and Fire Alarm annual test report, dated August 9, 1999.					
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Evaluation Components	Summary Assessment	Estim. Cost
1 Site Conditions	Bases for Playground areas, fire vehicle signage, parking lot layout and sidewalk replacements.	\$21,600.00
2 Building Exterior	Splash pad and chimney repairs, cracked brick and cladding repairs, exterior painting and window maintenance. Further investigation recommended for cracked foundation (see Item 2.1.2).	\$24,550.00
3 Building Interior	Minor repairs to walls, floors and ceilings. Minor door upgrades. Barrier-free requirements. Further investigation recommended for cracked masonry (see Item 3.1.1) and hazardous materials (see Item 3.3.6).	\$32,900.00
4 Mechanical Systems	Mechanical is in generally acceptable condition. 1956 Building needs mechanical upgrade. School needs to add ventilation. Some other minor problems.	\$126,082.00
5 Electrical Systems	Electrical is generally in good condition. A lighting retro-fit is scheduled for this school, but no date is set at this time. The cost of the lighting upgrade is not included in pricing.	\$6,000.00
6 Portable Buildings		
7 Space Adequacy: 7.1 Classrooms	65.9 s.m. surplus	
7.2 Science Rooms/Labs	25.8 s.m. deficiency	
7.3 Ancillary Areas	182.4 s.m. deficiency	
7.4 Gymnasium	18.7 s.m. surplus	
7.5 Library/Resource Areas	54.0 s.m. surplus	
7.6 Administration/Staff Areas	47.7 s.m. surplus	
7.7 CTS Areas	44.6 s.m. surplus	
7.8 Other Non-Instructional Areas (incl. gross-up)		
Overall School Conditions & Estim. Costs		\$211,132.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate, expansion possible.	
1.1.2	Outdoor athletic areas.	4	Generally rough grass areas.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Equipment generally good condition. Bases poor - replace with pea gravel.	\$2,100.00
1.1.4	Site landscaping.	4	Grass, no irrigation.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	No fencing, just hedge.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No problems noted.	
1.1.7	Evidence of sub-soil problems.	-	No problems noted.	
1.1.8	Safety and security concerns due to site conditions.	-	No site lighting (refer to Section 5).	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size,	4	One vehicular, one pedestrian, appears adequate.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
	number, visibility, safety).			
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	All gravel, condition acceptable.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Drop off area on site, no problems noted.	
1.2.4	Fire vehicle access.	1	Access available to two (2) faces, but not marked. Provide signage.	\$900.00
1.2.5	Signage.	N/A	No exterior signage.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	No defined markings, estimate 8 staff, 16 student and 6 visitor spaces. Numbers appear to be adequate.	
1.3.2	Layout and safety of parking lots.	3	Fairly level, appears to function , but no material definitions. Addition of curb islands to define layout.	\$6,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	All gravel parking areas, surface drainage, no problems noted.	
1.3.4	Layout and safety of sidewalks.	-	Concrete steps at Main Entrance are inconsistent (cost included in Item 1.3.5).	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	All concrete side walks. No problems noted with drainage, but various sections of concrete cracked and spalling. Estimate 210 s.m. of concrete to be replaced.	\$12,600.00
1.3.6	Curb cuts and ramps for barrier free access.	-	Steps at Main Entrance need to be replaced with ramp (included in Item 1.3.5 cost).	
Other				
	Overall Site Conditions & Estimated Costs			\$21,600.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	N/A		Single storey, slab on grade. Item N/A.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	1968	Foundation Cracked at N.W. corner (see Print #74). No sign of movement in superstructure, but crack should be repaired to prevent further moisture damage from occurring.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No problems noted.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	All	Gymnasium rolled roofing replaced in 1998. West wing, B.U.R. replaced 1994. South wing, rolled roofing replaced in 1992.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	All 1956	Some splash pads required and or reset. Top section of brick chimney needs to be rebuilt.	\$2,000.00
2.2.3	Control of ice and snow falling from roof.	4		No problems noted.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1956	Terra cotta block spandrel below windows cracked at the column locations - cut out and patch. All vertical control joints need caulking.	\$13,000.00
			1959	Cracks and joints in spandrel same as above, plus painted concrete block to Gym is poor - repaint.	
			1968	Vertical control joints in face brick are poor - rake out and caulk.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Typically pre-finished metal fascias in good condition but wood soffits require restaining.	\$2,500.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		No problems noted.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No problems noted.	
Other		3		Canopies at Gym exits need repairs to soffits.	\$750.00
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Main Entrance aluminum - generally acceptable, one with cracked glass. Hollow metal exit doors - 3 require paint.	\$800.00

Condition Ratings: 1-Emergency/Critical 2-Poor/Unsatisfactory 3-Marginal 4-Good 5-Excellent F.I.-Further investigation required

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Functioning adequately.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Functioning adequately.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Typcially aluminum with sealed units and hopper openings - need recaulking. Some wood frame windows in need of complete refinishing.	\$5,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Generally acceptable except for some screens damaged in 1968 section.	\$500.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$24,550.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	1956	Load bearing concrete block - generally acceptable, some mortar joints cracked in various locations - rake out, point and repaint. Joints cracked at entrance vestibule, room 102, 111 (pointing req.)	\$2,400.00
		F.I.	1959	Crack in door lintel - Room 116. Structural review recommended.	
			1968	Masonry crack in boys washroom (Room 127). Structural review recommended (see print #91).	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No problems noted.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	Typically VC tile, some VA tile, carpet in Administration areas and wood in Gym. Generally acceptable with some minor repairs.	\$3,500.00
3.2.2	Wall materials and finishes.	3	All	Typically concrete block painted. Generally acceptable with some minor repainting	\$1,500.00
3.2.3	Ceiling materials and finishes.	4	1956	Typically 610 x 1219 t-bar suspended acoustic tile - good condition.	
			1959	Typically exposed T & G wood deck painted - good condition.	
		3	1968	Typically 300 x 300 acoustic tile - some minor repairs required.	\$1,000.00
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	All	Typically solid core wood doors in P.S. frames - acceptable condition with some minor refinishing/repairs.	\$1,000.00

Condition Ratings: 1-Emergency/Critical 2-Poor/Unsatisfactory 3-Marginal 4-Good 5-Excellent F.I.-Further investigation required

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	4	All	Generally good condition and functional in all areas.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Generally good condition and appropriate in all areas.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1959	Backstops in Gym are non-height adjustable - replace.	\$6,000.00
3.2.8	Washroom materials and finishes.	4	1956	Ceramic floor tile, t-bar & painted gypsum board ceiling, 1/2 height ceramic tile walls - condition acceptable. Quarry tile floor tile, painted masonry & gypsum board walls, exposed roof deck & drywall ceiling - condition acceptable.	
Other		4	1959	Small functioning kitchen c/w fire rated shutter.	
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>	N/A	Bldg. Section	Description/Condition no inspection report available from authority. Based on observations, the building is considered to face two streets and as such, the building area is within Code limits.	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Non-cumbustible construction, non-sprinklered. (T&G solid wood roof deck considered to be acceptable as non-combustible.	
3.3.2	Fire separations (i.e., between buildings, wings, spaces if non-sprinklered).	1	1956	Corridor zone doors are H.M. in P.S. frames, but are non-latching - upgrade hardware.	\$1,000.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
	zones if non-sprinklered).				
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Appear to be appropriate - all areas.	
3.3.4	Exiting distances and access to exits.	4	All		
3.3.5	Barrier-free access.	3	All	Main entrance requires H/C door operators. Washrooms require replacement of vanities to become fully handicap user accessible - replace vanities with appropriate sinks (including reinstatement of adjacent finishes), to accommodate wheelchair use, or alternately provide a separate single self-contained H/C washroom (see Print #96).	\$14,500.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	No documentation available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	1	All	No mechanical ventilation (refer to Section 4).	
Other		1	1956	Boiler room door and frame appears to be non-rated - replace.	\$2,000.00
	Overall Bldg Interior Condition & Estim Costs				\$32,900.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		No portables	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			

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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	5	-	385.9	4	80.0	320.0	65.9	All areas are square meters.
7.2	Science Rooms/Labs	1	94.2	94.2	1	120.0	120.0	-25.8	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	-	91.6	2	-	274.0	-182.4	
7.4	Gymnasium (incl. gym storage)	1	-	384.7	1	366.0	366.0	18.7	
7.5	Library/Resource Areas	1	-	161.0	1	107.0	107.0	54.0	
7.6	Administration/Staff, Physical Education, Storage Areas		-	236.3	-	-	284.0	-47.7	
7.7	CTS Areas								
	7.7.1 Business Education	1	70.4	70.4	1	115.0	115.0	-44.6	
	7.7.2 Home Economics	-	-	-	-	-	-	-	
	7.7.3 Industrial Arts	-	-	-	-	-	-	-	
	7.7.4 Other CTS Programs	-	-	-	-	-	-	-	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)	-	-	412.5	-	-	429.0	-16.5	
	Overall Space Adequacy Assessment			1836.6			2015.0	-178.4	Based on 64% elementary, 21% junior high, 15% senior high